

**TOWN OF CLARENCE**  
**Zoning Board of Appeals Agenda**  
November 14, 2006 at 7:00 PM

**ALL APPLICANTS MUST ATTEND THIS MEETING**

**Old Business**

**Appeal No. 7**

Mark Zygaj  
Residential Single-Family

Requests the Board of Appeals approve and grant two (2) variances:

1. A second garage at 6742 Westminster Drive.
2. A 424 square foot variance to allow the construction of a 24' x 26' (624 square foot) garage at 6742 Westminster Drive.

Appeal No. 7 is in variance to Section 229-55 (H) Accessory Structures.

**New Business**

**Appeal No. 1**

Richard Sowinski  
Agricultural Flood Zone

Requests the Board of Appeals approve and grant 110' variance creating a 250' front yard setback for the construction of a new single family home at 8590 Northfield.

Appeal No. 1 is in variance to Section 229-31 Setbacks.

**Appeal No. 2**

Shirley Ann Boller  
Agricultural Flood Zone

Requests the Board of Appeals approve and grant a 600' variance to allow a 700' front yard setback for the construction of a new home at 7615 Goodrich Road.

Appeal No. 2 is in variance to Section 229-31 Setbacks.

**Appeal No. 3**

Jim's Steak Out  
Major Arterial

Requests the Board of Appeals approve and grant a 40' variance to allow a 0' front yard setback for the placement of a permanent sign at 5651 Transit Road.

Appeal No. 3 is in variance to Section 181.3 Regulations, Item (C) (1) Location of Signs.

**Appeal No. 4**

Albert & Helen Cuoco  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a 15,494 sq. ft. variance to allow two (2) buildable lots with 42,441 sq. ft. (.97 acre) of area on Lapp Road.

Appeal No. 4 is in variance to Section 229-39 Lot Provisions.

**Appeal No. 5**

Chris Santora  
Residential Single Family

Requests the Board of Appeals approve and grant the construction of a second garage at 5735 Newhouse Road.

Appeal No. 5 is in variance to Section 229-55 Accessory Structures, Item (H).

**Appeal No. 6**

Walgreen's/Benderson Development  
Commercial

Requests the Board of Appeals approve and grant a 50' variance to allow parking within the front yard setback of a proposed commercial building at 9217 Main Street.

Appeal No. 6 is in variance to Section 229-88 (B) Additional Parking Requirements.

**Appeal No. 7**

BJ's Wholesale Club  
Major Arterial

Requests the Board of Appeals approve and grant two (2) variances:

1. To allow a second freestanding sign to be erected at the Eastgate Plaza (5105 Transit Rd.)
2. A 21' variance to allow the new sign to be 19' from front property line.

Appeal No. 7 is in variance to Section 181-3 (L) Number of Signs and Section 181-4 (A) (3) Sign District Specifications.

**Appeal No. 8**

Ralph Zangara III  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant two (2) variances:

1. A 40' variance creating a 110' front lot line.
2. A .33 acre variance creating a buildable lot on one (1) acre of land.

Both variances are required to create a buildable lot at 10339 Tillman Road.

Appeal No. 8 is in variance to Section 229-39 (B) Lot Provisions and Section 229-40 Lot Width.

**Appeal No. 9**

Stephen Levandusky  
Residential Single Family

Requests the Board of Appeals approve and grant two (2) variances:

1. A 26' variance to create a new residential building lot with 99' of public road frontage.
2. A 5,000 sq. ft. variance creating a new residential building lot with 15,000 sq. ft. of area.

Both variances apply to 10830 Bodine Road.

Appeal No. 9 is in variance to Section 229-50 (A) Lot Width and Section 229-49 (A) Lot Area Provisions.

**\*\*ALL PROPERTY MUST BE PROPERLY STAKED FOR INSPECTION\*\***

This meeting will be recorded.